

FINAL PLAT OF
CONGERS CREEK TOWNHOMES
PHASE 2, SECTION 4
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
SCALE AS NOTED - SEPTEMBER 11, 2023

2023-21316 B: 5742 P: 388
10/12/2023 03:48 PM Pages: 6
Chaz W. Haywood, Clerk of Court
Rockingham County, VA



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, (FINAL PLAT OF CONGERS CREEK TOWNHOMES PHASE 2, SECTION 4), SITUATED IN THE CENTRAL DISTRICT IN THE COUNTY OF ROCKINGHAM, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER THEREOF; THAT ALL LOTS SHOWN ARE SUBJECT TO ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. THE 2.157 ACRES OF LAND WAS OBTAINED BY THE TOWNES AT CONGERS CREEK LLC BY DEED RECORDED IN DEED BOOK 5436, PAGE 618 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

JARED SCRIPTURE AS MANAGER OF THE TOWNES AT CONGERS CREEK LLC

DATE

9/18/23

COMMONWEALTH OF VIRGINIA - CITY / COUNTY OF Harrisonburg TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

THIS 15th DAY OF Sept., 2023

BY: JARED SCRIPTURE AS MANAGER OF THE TOWNES AT CONGERS CREEK LLC

MY COMMISSION EXPIRES: 05-31-2025

Nancy E. Smith

NOTARY PUBLIC

167238

NUMBER

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "FINAL PLAT OF CONGERS CREEK TOWNHOMES PHASE 2, SECTION 4" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Jeff A. Rudy
HIGHWAY ENGINEER

9/21/2023
DATE

R. L. R.
DIRECTOR OF PUBLIC WORKS

10-12-2023
DATE

Kelly R. B.
AGENT, COUNTY BOARD OF SUPERVISORS

10/12/23
DATE

Shirley H.
STORMWATER MANAGEMENT PROGRAM ADMINISTRATOR

10/12/2023
DATE

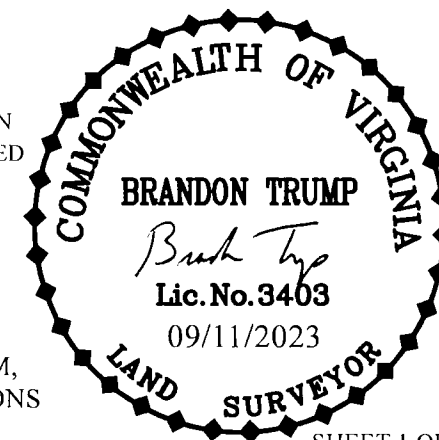
Lotts & Associates, P.C.
Land Surveying - Land Planning
21 Cambridge Drive * P.O. Box 1167
Stuarts Draft, Virginia 24477
Phone (540) 337-0012 Fax (540) 337-1455

SHEET INDEX:

- SHEET 1 - NOTES AND OWNER'S CONSENT
SHEET 2 - OVERALL BOUNDARY AND LOT LAYOUT
SHEET 3 - LOTS 45 THRU 52 AND LOTS 71 THRU 73
SHEET 4 - LOTS 53 THRU 70
SHEET 5 - PROPOSED PRIVATE DRAINAGE EASMENT AND EXISTING PRIVATE STORM EASEMENT
SHEET 6 - CURVE AND LINE TABLES

NOTES:

- DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
 - AN IRON PIN WILL BE SET AFTER STREET AND SIDEWALK CONSTRUCTION ON EACH LOT LINE AT THE INTERSECTION OF THE PROPOSED 38' PRIVATE ACCESS EASEMENT. (2.00' ON LINE FOR LOTS ON THE NORTH SIDE OF APPALOOSA COURT, AND 7.00' ON LINE FOR LOTS ON THE SOUTH SIDE OF APPALOOSA COURT.)
 - ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DULY RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO THER EASEMENTS NOT OF PUBLIC RECORD.
 - NO TITLE REPORT HAS BEEN FURNISHED.
 - ALL INTERIOR LOT LINES, EXCEPT THOSE FALLING IN PARTY WALLS, SHALL HAVE A 10' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT CENTERED ON THE LOT LINE. ALL EXTERIOR LOT LINES, INCLUDING THOSE ON PRIVATE STREETS AND OPEN SPACES SHALL HAVE A 10' WIDE PUBLIC UTILITY EASEMENT ALONG THE INSIDE OF THE LOT.
 - AN UTILITY ACCESS EASEMENT SHALL BE PROVIDED FROM THE ELECTRICAL UTILITY POINT OF ORIGIN TO THE METER BASE STRUCTURE WHENEVER LOCATED ON AN END UNIT. THE WIDTH OF SUCH EASEMENT SHALL BE DETERMINED BY THE ELECTRICAL SERVICE PROVIDER. A PRIVATE EASEMENT FOR ELECTRICAL SERVICE IS HEREBY RESERVED UNDER ALL BUILDING UNITS THRU SPECIAL ELECTRICAL CONDUIT TO BE INSTALLED UNDER BUILDING SLABS.
 - THE TOTAL AREA OF THE SUBDIVISION IS 2.157 ACRES OF WHICH 0.422 ACRES IS COMMON AREA.
 - THE SURVEY PREMISES IS LOCATED WITHIN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE COUNTY OF ROCKINGHAM, VIRGINIA AND INCORPORATED AREAS - COMMUNITY NUMBER/PANEL: 510133/0415 D - MAP NUMBER: 51165C0415D. EFFECTIVE DATE: FEBRUARY 6, 2008.
 - THIS PROPERTY IS PRESENTLY IN THE NAME OF THE TOWNES AT CONGERS CREEK LLC.
 - BEARINGS ARE ROTATED TO STATE PLANE COORDINATES (VIRGINIA NORTH).
 - THIS PROPERTY IS PRESENTLY ZONED: R-3.
 - THIS PROPERTY IS SHOWN ON TAX MAP 125-(A)-222A.
 - UNLESS OTHERWISE NOTED, THE EXISTING EASEMENTS AS SHOWN HEREON ARE FOUND ON SECTION 3 FINAL PLAT RECORDED IN DEED BOOK 5683, PAGE 301.
- SURVEYOR'S CERTIFICATE**
I, BRANDON TRUMP, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ROCKINGHAM, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLETED.



SHEET 1 OF 6

CONGERS CREEK LLC
D.B. 5041, PG. 347
TAX MAP 125-(A)-222

CONGERS CREEK LLC
D.B. 5041, PG. 347
TAX MAP 125-(A)-222

SEE SHEET 1 FOR NOTES

OVERALL BOUNDARY AND
LOT LAYOUT

**FINAL PLAT OF
CONGERS CREEK TOWNHOMES
PHASE 2, SECTION 4**

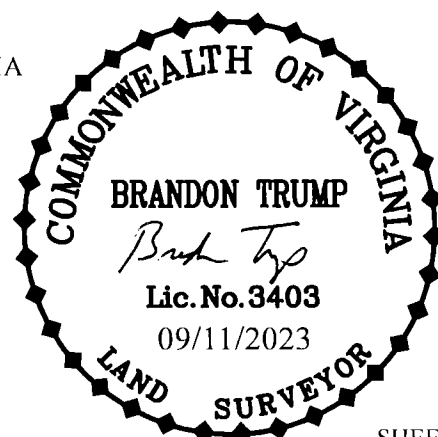
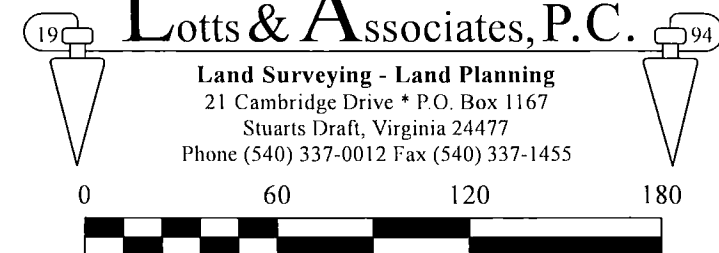
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 60'

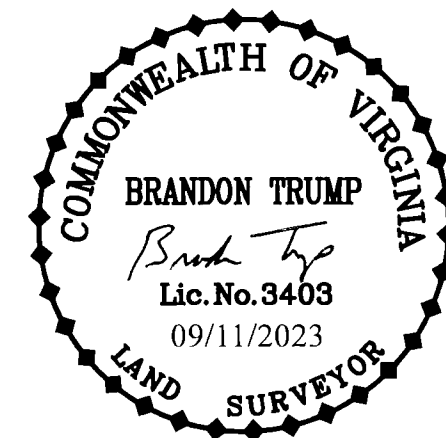
SEPTEMBER 11, 2023

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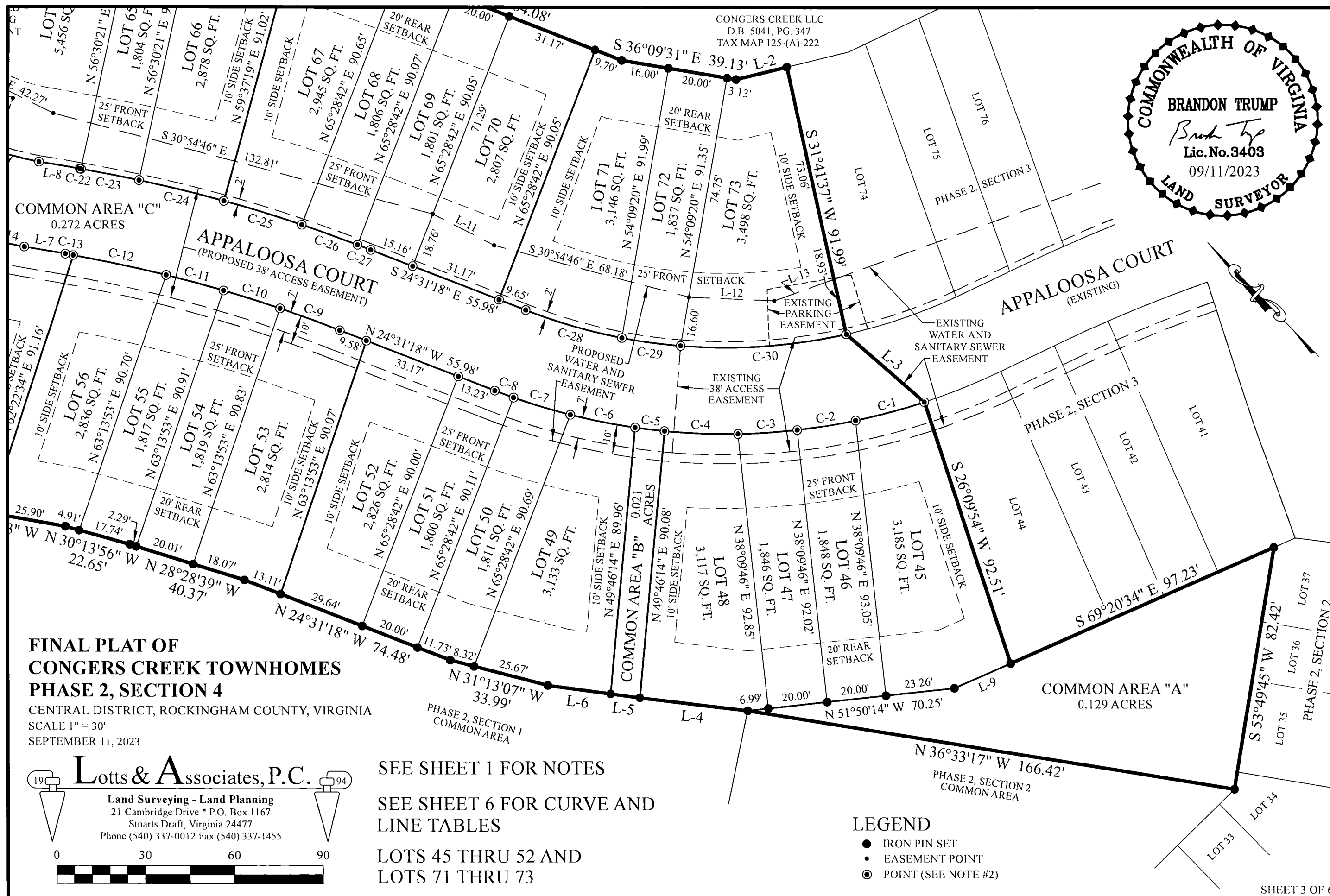
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SHEET 2 OF 6



CONGERS CREEK LLC
D.B. 5041, PG. 347
TAX MAP 125-(A)-222



CONGERS CREEK LLC
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TAX MAP 125-(A)-222

CONGERS CREEK LLC
D.B. 5041, PG. 347
TAX MAP 125-(A)-222

LEGEND

- IRON PIN SET
- EASEMENT POINT
- ◎ POINT (SEE NOTE #2)

CONGERS CREEK LLC
D.B. 5041, PG. 347
TAX MAP 125-(A)-222

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
SCALE 1" = 30'
SEPTEMBER 11, 2023

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SEE SHEET 1 FOR NOTES

SEE SHEET 6 FOR CURVE AND
LINE TABLES

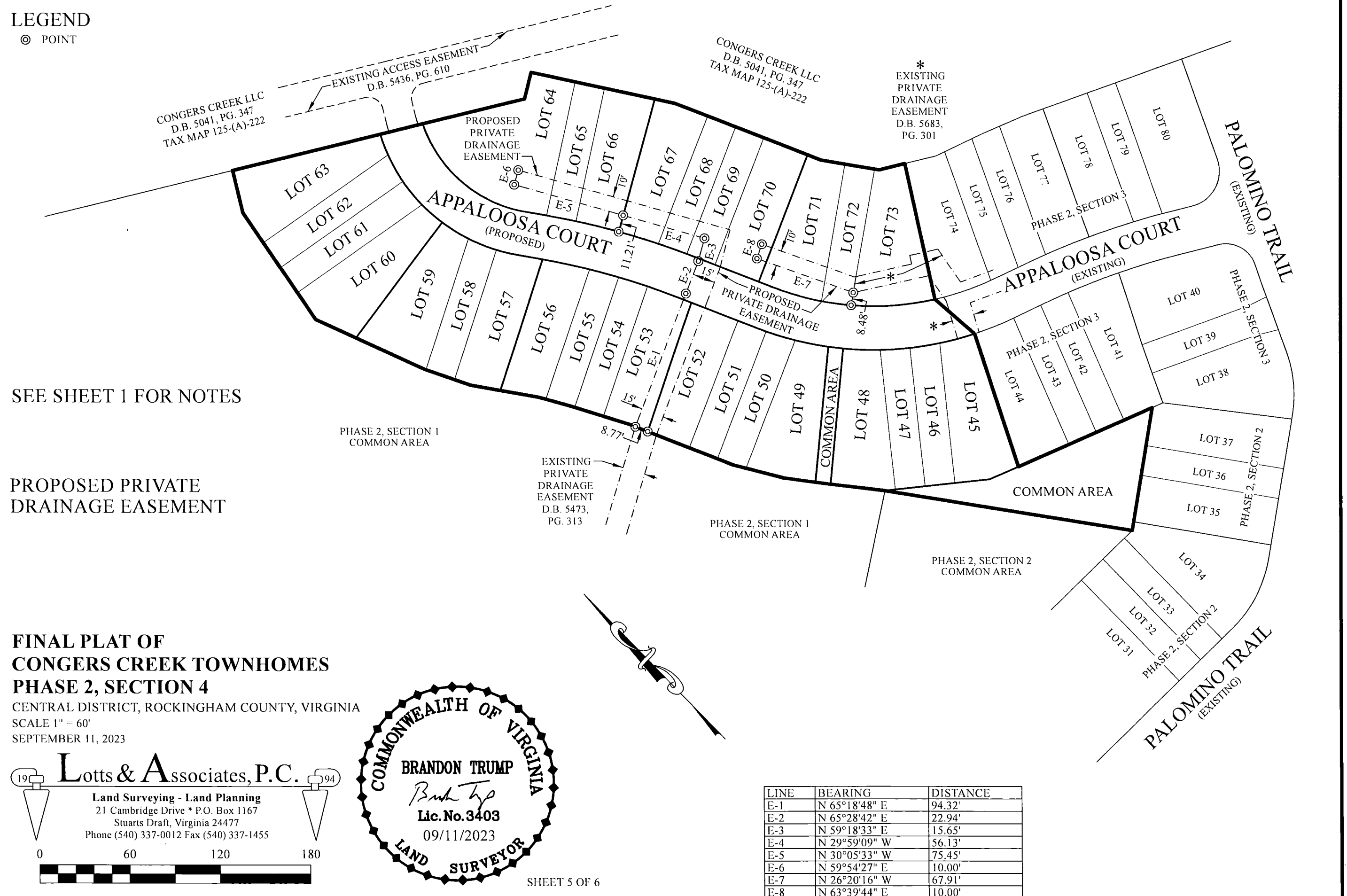
LOTS 53 THRU 70

PHASE 2, SECTION 1
COMMON AREA

JOB No. 20-8192 PLOT: SHEET 4 - LOTS 53 THRU 70.DWG S:\PROJECTS\PHASE 2 SUBDIVISION PLAT\PHASE 2 SECTION 4

LEGEND

© POINT



PROPOSED PRIVATE DRAINAGE EASEMENT

**FINAL PLAT OF
CONGERS CREEK TOWNHOMES
PHASE 2, SECTION 4**

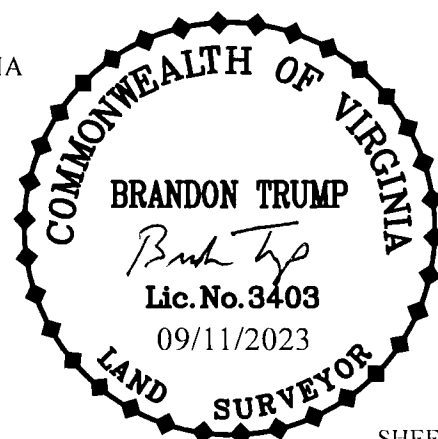
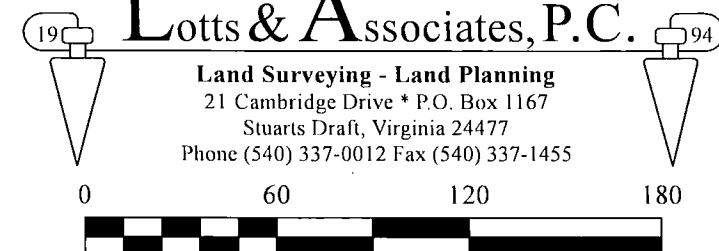
CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 60'

SEPTEMBER 11, 2023

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SHEET 5 OF 6

LINE	BEARING	DISTANCE
E-1	N 65°18'48" E	94.32'
E-2	N 65°28'42" E	22.94'
E-3	N 59°18'33" E	15.65'
E-4	N 29°59'09" W	56.13'
E-5	N 30°05'33" W	75.45'
E-6	N 59°54'27" E	10.00'
E-7	N 26°20'16" W	67.91'
E-8	N 63°39'44" E	10.00'

LINE	BEARING	DISTANCE
L-1	N 58°38'38" E	18.10'
L-2	S 59°25'57" E	17.63'
L-3	S 04°55'56" E	34.88'
L-4	N 38°53'39" W	36.59'
L-5	N 38°12'27" W	10.01'
L-6	N 38°01'29" W	21.48'
L-7	N 35°56'34" W	14.02'
L-8	S 35°56'34" E	14.02'
L-9	N 69°20'34" W	20.77'
L-10	S 10°33'46" W	32.71'
L-11	S 18°44'14" E	23.18'
L-12	S 43°18'22" E	28.81'
L-13	S 65°24'33" E	21.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	216.00'	24.14'	24.13'	N 60°38'01" W	6°24'10"
C-2	216.00'	20.03'	20.03'	N 54°46'31" W	5°18'50"
C-3	216.00'	20.02'	20.02'	N 49°27'45" W	5°18'42"
C-4	216.00'	24.80'	24.78'	N 43°31'05" W	6°34'38"
C-5	216.00'	10.00'	10.00'	N 38°54'10" W	2°39'13"
C-6	216.00'	22.38'	22.37'	N 34°36'28" W	5°56'11"
C-7	216.00'	20.07'	20.06'	N 28°58'41" W	5°19'24"
C-8	216.00'	6.77'	6.77'	N 25°25'09" W	1°47'41"
C-9	484.00'	21.59'	21.59'	N 25°47'59" W	2°33'21"
C-10	484.00'	20.01'	20.01'	N 28°15'43" W	2°22'07"
C-11	484.00'	20.05'	20.05'	N 30°37'58" W	2°22'23"
C-12	484.00'	32.09'	32.08'	N 33°43'07" W	3°47'55"
C-13	484.00'	2.74'	2.74'	N 35°46'49" W	0°19'30"
C-14	116.00'	14.52'	14.51'	N 32°21'22" W	7°10'24"
C-15	116.00'	20.07'	20.04'	N 23°48'47" W	9°54'46"
C-16	116.00'	20.48'	20.45'	N 13°47'57" W	10°06'54"
C-17	116.00'	17.66'	17.64'	N 04°22'47" W	8°43'25"
C-18	116.00'	20.09'	20.06'	N 04°56'35" E	9°55'18"
C-19	116.00'	20.11'	20.09'	N 14°52'17" E	9°56'07"
C-20	116.00'	14.66'	14.65'	N 23°27'34" E	7°14'25"
C-21	87.00'	93.90'	89.41'	S 05°01'17" E	61°50'34"
C-22	513.00'	0.42'	0.42'	S 35°55'09" E	0°02'50"
C-23	513.00'	20.01'	20.01'	S 34°46'42" E	2°14'04"
C-24	513.00'	29.39'	29.39'	S 32°01'10" E	3°16'59"
C-25	513.00'	27.59'	27.59'	S 28°50'14" E	3°04'53"
C-26	513.00'	20.01'	20.01'	S 26°10'45" E	2°14'05"
C-27	513.00'	4.84'	4.84'	S 24°47'30" E	0°32'24"
C-28	187.00'	33.97'	33.93'	S 29°43'34" E	10°24'33"
C-29	187.00'	20.02'	20.01'	S 37°59'54" E	6°08'07"
C-30	187.00'	56.27'	56.06'	S 49°41'10" E	17°14'26"

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SCALE: AS NOTED
SEPTEMBER 11, 2023

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